

AGENDA
STAMFORD PLANNING BOARD
REGULAR MEETING
4TH FLOOR - CAFETERIA, GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT
TUESDAY, SEPTEMBER 2, 2014
6:30 PM

Zoning Board of Appeals Referrals:

1. **ZBA Appl. 047-14 831-833 High Ridge Road [Reconsideration]**, the applicant has requested to be heard requesting the Planning Board's reconsideration for this application seeking a Special Exception under Section 19-3 of the Zoning Regulations in order to build a 7,700 square foot building to establish a radiology or dialysis clinic.
2. **ZBA Appl. 056-14 111 West North Street [Resubmitted]**, the applicant is requesting a Special Exception as per Section 19-3.2 (E) (3) (4) to allow the use of an existing religious building for church services of 200 parishioners and existing school facility for prayer service, bible study, and business meeting. In addition, the applicant is requesting a variance to Section 10A to allow 67.9% ground coverage in lieu of 45% maximum allowed.
3. **ZBA Appl. 050-14 1350 High Ridge Road**, the applicant is requesting the following variance of Table III, Appendix B for relief of the side yard setbacks of 14.5 feet in lieu of 15 feet required.
4. **ZBA Appl. 051-14 74 St. Charles Avenue**, the applicant is requesting the following variance of Table III, Appendix B for relief of the side yard setback of 4.1 feet in lieu of 6 feet required, and total side yard of 5.8 feet instead of 12 feet required.
5. **ZBA Appl. 052-14 654 Newfield Avenue**, the applicant is requesting the following variances of Table III, Appendix B for street line, street center and side yard setbacks.
6. **ZBA Appl. 053-14 25 Havemeyer Lane**, the applicant is requesting the following variance of Table III, Appendix B for relief of the side yard setback of 4.98 feet in lieu of 6 feet required, and asking for a side yard of 3.82 feet instead of 6 feet required from the Greenwich Town Line.
7. **ZBA Appl. 054-14 29 Nichols Avenue**, the applicant is requesting the following variances of Table III, Appendix B for maximum lot coverage, side yard setbacks, and building coverage.
8. **ZBA Appl. 055-14 334 Weed Street**, the applicant is requesting the following variances of Table III, Appendix B for front and side yard setbacks.

Zoning Board Referrals:

ZB Appl. 214-16 – THIRD STREET DEVELOPMENT, LLC, 16, 20, & 24 Third Street and 53 Fourth Street, Final Site Plan, Architectural Plans, and Special Exception, the applicant is requesting approval to construct a four (4) story, 11,055 square foot building area consisting of 23 residential units with associated parking and site improvements for property located at 16, 20, & 24

Third Street and 53 Fourth Street in an RMF District with 1,949 square feet of open space. Special Exception request for BMR bones density and BMR fee-in-lieu payment.

Planning Board Meeting Minutes:

1. Meeting of 8/26/14

Old Business

New Business